



10a Trenance Road, Newquay, Cornwall, TR7 2LU

GORGEOUS CONTEMPORARY HOME, FULLY DETACHED WITH THREE BEDROOMS, INCLUDING WONDERFUL MASTER ENSUITE MANY HIGH SPEC FEATURES AND THE MOST INCREDIBLE 27FT COMPLETELY OPEN PLAN LIVING SPACE. PERFECT HOME FOR MODERN FAMILY LIVING ON THE EDGE OF TOWN AND CLOSE TO BEACHES.

£420,000
Freehold

our ref: CNN9894

KEY FEATURES



3

- DETACHED HOME
- INDIVIDUALLY DESIGNED AND BUILT
- REMAINDER OF TEN YEAR NEW HOME WARRANTY
- SOUTH WEST FACING ENCLOSED GARDENS
- 27FT WOW FACTOR OPEN LIVING SPACE
- MASTER ENSUITE BEDROOM
- THREE BEDROOMS IN TOTAL
- UTILITY ROOM AND FLOOR WC
- OFF STREET PARKING
- CLOSE TO AMENITIES



1



3

Energy rating (EPC) **B**

Council tax band: **B**

SUMMARY

Newquay town centre as a place to live, rent or holiday is red hot in 2024, never more popular. With high street amenities and Newquay Bay nearby, you can choose a different beach for each day of the week, all of which are within a short walk from this property.

The coastline in Newquay has always been stunning and the town itself has reinvented itself over the last decade, making Newquay one of the locations of choice in Cornwall. The vibrant town centre now has a good range of food, drink, and retail outlets of all types from trendy bars, fine dining restaurants, and balanced mix of independent and national shops, all of which are within a short walk from this property.

This contemporary fully detached new family home has been completed to the highest standards with a keen eye for detail, a top quality finish and beautiful fittings throughout. The thoughtfully designed home places family living firmly at the heart of everything this home has to offer, boasting an incredible open plan 27ft lounge/diner/kitchen, that is flooded with natural light from large bifold doors looking out over the gardens. This truly is a wow factor space for all the family to enjoy, but the features don't stop there.

In addition to this there are three beautiful bedrooms including a quality master ensuite, gorgeous, fitted bathrooms, a very useful utility, great parking, and sunny gardens, topped off by a fantastic location close to schools, parks, the main town centre and many popular beaches. Sold with vacant possession and no ongoing chain, ready for immediate occupation.



A smart laid tarmac driveway provides off street parking comfortably for 2-3 vehicles. The striking external appearance immediately hits you as you approach the property with a gorgeous, smooth white render and natural cedar exterior. A delightful sunshine yellow composite style door makes you smile as you step into the entrance.

A useful hallway greets you with utility to the right and ground floor WC to the left.

The utility has a good range of fitted units with space for white goods that includes a washing machine.

The WC suite offers sleek white sanitary ware and on trend black fittings. The main living space (as mentioned) is a large 27ft open plan room, fitted throughout with gorgeous wood flooring that provides a clean and neat finish. Beautiful oak topped stairs rise to the first floor, with storage under.

The kitchen has a stunning range of oak wood style units with modern white square edge worksurfaces, gorgeous coordinating tiled splashbacks, as well as integrated appliances to include oven, hob, extractor, dishwasher, and upright fridge/freezer.

The remainder of the room is big enough for even the largest family furniture with plenty of room for all the family to enjoy, incorporating the inside to outside through the fantastic bifold doors.

The first floor landing is flooded with light from three solar powered, remote controlled Velux windows.

The three bedrooms include two fantastic doubles and one great size single that if required could fit a double bed. All three bedrooms are enhanced by vaulted ceilings creating a wonderful open feel and a very contemporary style. The largest two bedrooms also benefit from solar powered remote controlled Velux window.

The master ensuite shower room is beautifully appointed in a sleek contemporary style with large double shower including rainfall shower head, floating wash basin, and concealed cistern WC, with beautiful, tiled splashbacks and gorgeous black fittings. This gorgeous style is echoed in the main family bathroom which in addition also has a beautiful relaxation bath. Additional features include the remainder of the 10 year new home warranty, high performance Anthracite grey powder coated aluminium double glazed windows, gas fired central heating from an A rated combi boiler, beautiful internal oak doors, sumptuous silver grey luxury carpets, to name but a few.

The rear gardens are a great space for modern family needs, not too big, but neither too small, enjoying a south west aspect for great day and evening sunshine, the perfect place to relax after a busy day on the beach over a family BBQ or a cold relaxing drink. A gorgeous porcelain tiled patio leads up to a level decked garden, and a newly built garden building. Enclosed by high profile fencing for a great degree of privacy.

Agent's notes: Preliminary property details, awaiting Vendor verification.

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ADDITIONAL INFO

Utilities: All Mains Services.

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hall

6' 1" x 5' 10" (1.85m x 1.78m)

Utility

6' 2" x 6' 0" (1.88m x 1.83m)

Ground Floor WC

6' 2" x 4' 2" (1.88m x 1.27m)

Open Plan

Lounge/Diner/Kitchen

27' 7" x 16' 10" (8.40m x 5.13m)

First Floor Landing

14' 3" x 6' 4" (4.34m x 1.93m)

Master en-Suite

14' 1" x 10' 1" (4.29m x 3.07m)

Bedroom 2

14' 1" x 9' 6" (4.29m x 2.89m)

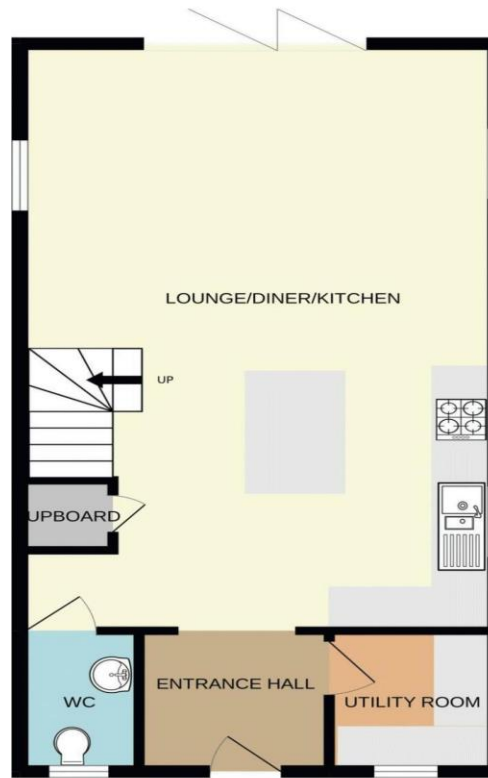
Bedroom 3

10' 8" x 6' 10" (3.25m x 2.08m)

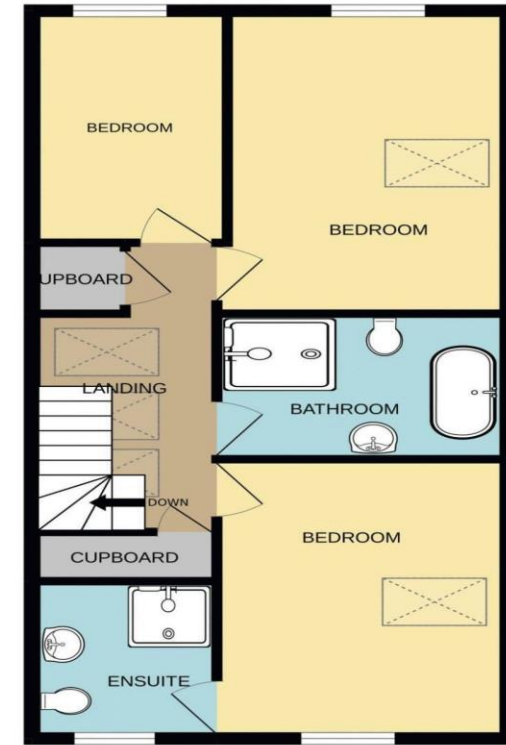
Family Shower/Bathroom

10' 0" x 7' 0" (3.05m x 2.13m)

GROUND FLOOR



1ST FLOOR



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